



PRELIMINARY DETAILS

FOR SALE/ MAY LET

MODERN HIGH BAY WAREHOUSE / PRODUCTION PREMISES

UNITS A & B NORTHFIELD ROAD,
KINOTON ROAD INDUSTRIAL ESTATE
SOUTHAM, CV47 0FG



40,049 sq.ft. (3,720.67 sq.m.)

Approx. Gross Internal Area

- * Detached building
- * 9.5m eaves height
- * Onsite car parking
- * Two roller shutter access doors
- * PRICE – OFFERS IN THE REGION OF £3,000,000 EXCLUSIVE





Location:

Southam is a market town located approximately 8 miles to the east of Leamington Spa, 10 miles west of Daventry, 12 miles south of Coventry and 10 miles to the north of Banbury. Junction 12 of the M40 motorway is within 5 miles with the M45 (Junction 1) being 7 miles distant and the M1 (Junction 16) approximately 15 miles.

The A425 connects Leamington Spa to Southam and the B4451 provides access off this main road into Northfield Road.

Southam town centre is within 1 mile of the premises and on Northfield Road is a Tesco food store with petrol filling station immediately adjacent together with further industrial buildings.

Description:

The property comprises a detached warehouse building of traditional steel portal frame construction with a pitched roof having translucent roof lights and an eaves height of approximately 9.5m rising to 13.53m at the apex.

The unit has low level brick / block work with profile metal cladding over and a concrete floor. Two roller shutter doors lead directly off the yard and other features include high bay sodium lighting, four ceiling mounted gas fired blower heaters and a mezzanine which provides additional storage or can easily be removed.

There are two self-contained office blocks. One is built within the warehouse and the second is immediately adjacent to the warehouse and also has independent external access. Both are of three storey construction and comprise a variety of rooms or varying sizes with sealed unit double glazed windows (all having external security shutters), gas fired central heating to radiators and comfort cooling to a number of the rooms.

To the front of the unit there are approximately 19 off street car parking spaces. To the rear of the property is a car park that is available to lease with 17 car parking spaces marked. Details of the lease held by the current occupier are available from the sole agents.

Accommodation:

	Sq.ft.	Sq.m.
Warehouse	33,943	3,153.41
Mezzanine Area	2,087	193.91
Offices (right)	2,199	204.26
Offices (left)	1,820	169.09
Total Gross Internal Area Approx.	40,049	3,720.67

Tenure:

The property is available on a freehold basis.

Price:

Offers in the region of £3,000,000, exclusive.

Alternatively, consideration will be given to a new ten year full repairing and insuring lease.

Rental:

£225,000 per annum, exclusive.

Business Rates:

Rateable Value (2017): £195,000

Planning:

We understand that the premises have planning consent for B8 distribution and ancillary B1a use. Interested parties are advised to contact the Planning Department of Stratford Upon Avon District Council to confirm the above.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The applicant is advised to obtain verification from their solicitor or surveyor.

EPC:

EPC Rating – To be confirmed.



Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via joint agents:

Harris Lamb
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Fax: 0121 455 6595

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com

OR

Our joint agents:

Wareing & Co
Tel: 01926 430 700

Ref: G6154
Date: January 2019

Subject To Contract

